

MINUTES
BOARD OF SUPERVISORS
COUNTY OF YORK

Adjourned Meeting
May 23, 2000

6:30 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:30 p.m., Tuesday, May 23, 2000, in the East Room, York Hall, by Chairman Walter C. Zaremba.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zaremba, Sheila S. Noll, Donald E. Wiggins, James S. Burgett, and Melanie L. Rapp.

Also in attendance were Daniel M. Stuck, County Administrator; and Carla Blake Hook, Assistant County Attorney.

BRIEFING ON THE YORKTOWN MASTER PLAN AND RELATED ISSUES

Mr. Stuck reviewed the agenda and suggested deferring the Trustees' Agreement to the next meeting. He stated the Yorktown Foundation requested a delay in its presentation due to the resignation of the Foundation's President. He suggested the Board review the Master Plan and the current projects underway, receive an update of the design work for the second phase of the Riverwalk, and discuss topics of upcoming work sessions. He then introduced Mr. Carlton Abbott, architect, and Mr. Sam Estep of Clark Nexsen, who gave presentations on the waterfront plans, including the proposed pier.

Mr. Abbott displayed pictures and maps of the waterfront in its past and present condition. He discussed placement of the old post office building and told of its dilapidated state and structural deformity, which were revealed in inspections underneath the building. He discussed the proposed renovations and placement of the building, and he elaborated on the parking concerns and the need for the pier to be moved out further to accommodate the ships. Mr. Abbott made comparisons of other waterfront areas and mentioned the possibility of fundraising projects to help defray some of the costs.

Mr. J. Mark Carter Assistant to the County Administrator, pointed out that the original plans called for the post office and the restrooms to be demolished, but they have now been incorporated into the new waterfront plan.

Mr. Wiggins questioned the time frame in which a parking lot could be established at the intersection of Water and Read Streets.

Mr. Carter stated negotiations for a parking lot were currently underway with the National Park Service.

Mr. Burgett voiced his concerns regarding the cost of a parking lot.

Mr. Stuck stated if an agreement could be reached with the Trustees, the project could be put out for bid in September. He advised that it was possible for the County to acquire the Granger property this summer, and both the parking area and pier could be financed with Industrial Revenue Bonds.

Chairman Zaremba questioned the cost of the pier and asked about possible contributions from the Yorktown Foundation.

Mr. Stuck stated he felt that the Foundation was not a realistic source of money for the major capital projects.

Mr. Abbott suggested that some type of fundraising project could be initiated, as is done by Colonial Williamsburg.

Mr. Stuck stated the County would have to hire an outside fundraiser to successfully conduct a fundraising mission.

Mrs. Noll suggested that a traffic study be done, and she indicated parking facilities should accommodate the different types of tourists who might visit the area.

Mr. Estep made a presentation on the design of the pier and its function in attracting cruise ships, tall ships, and dinner ships. He explained that in-depth studies were completed summarizing the requirements for ships to dock at piers, and those studies found the pier should be larger and further out from the shoreline. He discussed the current projected cost of the larger pier, \$2.83 million versus \$2 million set as the limit by the pier design contract.

Mrs. Noll questioned the increased amount.

Mr. Estep explained that the increased cost resulted from the studies that indicated the pier should be moved out further and deeper in the water, away from the bridge, to accommodate ships' requirements.

Chairman Zaremba inquired about the safety features of the pier.

Mr. Estep explained that the utility of the pier for docking must be balanced with the need for safety features. He said that providing railings around the entire pier, for example, could prevent tall ships from docking. He indicated the walkway was 18 feet wide to allow safety vehicles access to the pier and to provide a comfortable and safe pedestrian area.

Mr. Burgett asked about the revenue generated from the ships.

A brief discussion followed on the proposed fees to be charged for vessels.

Mr. Wiggins asked when the Trustees' agreement might be approved.

Mr. Stuck stated that the timing couldn't be projected and, as an alternative, the Board might want to ask the Trustees for conveyance of an access to the pier in order to allow its construction to proceed.

Chairman Zaremba stated he felt the Board would not commit to spending additional money, and the previous Board agreed to a \$2 million project.

Mrs. Noll felt they should be open to all options, and she stated she was willing to go ahead.

Chairman Zaremba stated he felt the Board needed an accounting of the costs expended and where the money would come from. He stated he personally was not ready to move forward on a

\$2.8 million dollar project, and he asked for a complete accounting so the Board could see where the money would come from.

Mr. Stuck stated the additional required funds could be financed with Industrial Revenue Bonds, and the difference between a \$2 million and a \$2.8 million project would not add substantially to the annual debt service.

Chairman Zaremba replied he did not want to borrow a large amount of money, and he stated the Board had not talked about an Industrial Revenue Bond for this project. He stated he was uncomfortable with not having the Board review the finances associated with this project.

Mrs. Noll advised the Chairman that the Board discussed the bond issue last year.

Chairman Zaremba replied he did not recall discussing the bond issue.

Discussion followed concerning York County's debt ratio and assessed value.

Chairman Zaremba stated he felt some issues needed to be discussed by the Board such as the agreement with the Trustees, the pending condemnation lawsuit; and he recommended that the Board meet with the Trustees at the next work session to negotiate the agreement.

Mrs. Noll questioned the cost of a change in the design work.

Mr. Estep stated the cost would depend on what the change was and when it was made during the design process.

Mrs. Noll expressed her agreement to proceed with the \$2.8 million dollar project.

Miss Rapp stated she did not have a problem with the \$2.8 million dollar project.

Mr. Stuck stated the Board would be making a decision to design a pier that could cost that amount, not a decision to spend that amount. He explained that the decision to allocate the funds would not be made until a final cost estimate and final design was completed. In any event, he noted that the purpose of tonight's briefing was to alert the Board to the issue. Any consideration to increase the fixed limit of construction cost (\$2 million) in the design contract would have to be placed on a future meeting agenda for formal action by the Board.

Mr. Wiggins stated he felt the larger, deeper pier would be more accommodating to the ships and agreed with Chairman Zaremba that the Board needed to know where the money was coming from.

Mrs. Noll remarked that a larger pier further away from the bridge would be safer than the first proposed pier.

Mr. Robert S. Kraus, Director of General Services, briefly discussed the safety measures taken into consideration in the pier design.

YORKTOWN MASTER PLAN IMPROVEMENT PROJECTS

May 23, 2000

Mr. J. Mark Carter, Assistant to the County Administrator, made a presentation on the Master Plan projects that included pictures of some of the items incorporated in the Yorktown Master Plan as listed below:

- Steering Committee Issues (1988)
- Master Plan Development
- Vision for Yorktown
- Recommendations
- Goal Statements
- Master Plan
- Completed Projects
- Funding of Projects

APPOINTMENTS TO THE 2000-2001 YORK COUNTY YOUTH COMMISSION

Mrs. Noll moved the adoption of the proposed Resolution R00-65 that reads:

A RESOLUTION TO APPOINT MEMBERS TO THE YORK COUNTY YOUTH COMMISSION FOR 1999-2000

WHEREAS, the York County Board of Supervisors established the York County Youth Commission on March 3, 1983; and

WHEREAS, the bylaws direct there shall be ten individuals appointed, two from each voting district, grades 9 through 12, to serve on the Commission;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors on this 23rd day of May, 2000, that the following individuals be, and they hereby are, appointed to the York County Youth Commission for 2000-2001.

<u>Name</u>	<u>Election District</u>
Adam Louron Parker	1
Christina C. Pinnell	1
Landon K. Haywood	2
Sara Brown	2
Lindsay Leigh Bowman	3
Daniel Shean	3
Lindsay Jones	4
John Alexander Horsley	4
Charles Joseph Caulkins	5
Ryan Touhill	5

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BE IT FURTHER RESOLVED that the above-named individuals' terms will begin on July 1, 2000, and expire June 30, 2001.

On roll call the vote was:

Yea: (5) Noll, Wiggins, Burgett, Rapp, Zaremba
Nay: (0)

Meeting Adjourned. At 8:59 p.m. Chairman Zaremba declared the meeting adjourned to 7:00 p.m., Tuesday, May 30, 2000, in the East Room, York Hall, for the purpose of conducting a work session.

Daniel M. Stuck, Clerk
York County Board of Supervisors

Walter C. Zaremba, Chairman
York County Board of Supervisors